



## Offering Summary

|                |                                   |
|----------------|-----------------------------------|
| Lease Rate:    | Negotiable                        |
| NNN's:         | Approx. \$8.93                    |
| Available SF:  | 2,300 - 15,500 SF                 |
| Building Size: | 78,286 SF                         |
| Year Built:    | 2001                              |
| Zoning:        | B2-PUD: General Business District |
| Parking:       | 4.34 spaces/1,000 SF              |
| Traffic Count: | Approx 40,000 VPD                 |
| Cross Streets: | Milwaukee Avenue & Aptakisic Road |
| Traffic Count: | 41,400 VPD                        |

## Property Overview

Up to 15,500 SF of retail space available for lease at City Park in Lincolnshire. The 78,286 SF multi-tenant center was constructed in 1998 and is situated at the southwest corner of Aptakisic Road and Milwaukee Avenue featuring visibility and exposure to approximately 41,400 VPD. City Park of Lincolnshire is home to national and local tenant's such as Advocate Health, Tomahawk Steakhouse, Advanced Dermatology, FedEx, Liquid Fusion, Get it Straight, and Good Sushi, among others. Adjacent tenants within the larger development include Regal Cinemas, Wildfire, and Big Bowl. The vacancies offer an excellent opportunity to join an affluent neighborhood adjacent to the new 300 unit multifamily development, known as 444 Social, and is just two (2) miles from Adlai E. Stevenson High School, the third largest high school in the state. The available units offer flexible interior layouts and sizes and many feature spaces with second generation kitchen equipment, walk-in refrigerators and coolers. There is also a drive-thru opportunity, outdoor patio seating, and excellent natural light throughout. Additionally, City Park offers tenants a chance to join a rapidly growing commercial corridor with new developments just south of the property including Woodman's Food Market, CubeSmart Self Storage and a multi-tenant retail center featuring tenants Starbuck's, Potbelly, Mod Pizza, & Panera.

## Property Highlights

- Up to 15,500 SF available for lease including second generation equipment
- Existing second generation restaurant opportunities with patio seating
- Monument signage opportunities fronting Milwaukee Avenue and Aptakisic Road providing exposure to over 41,000 VPD.
- New residential development directly adjacent to the property (444 Social) featuring including 300-units

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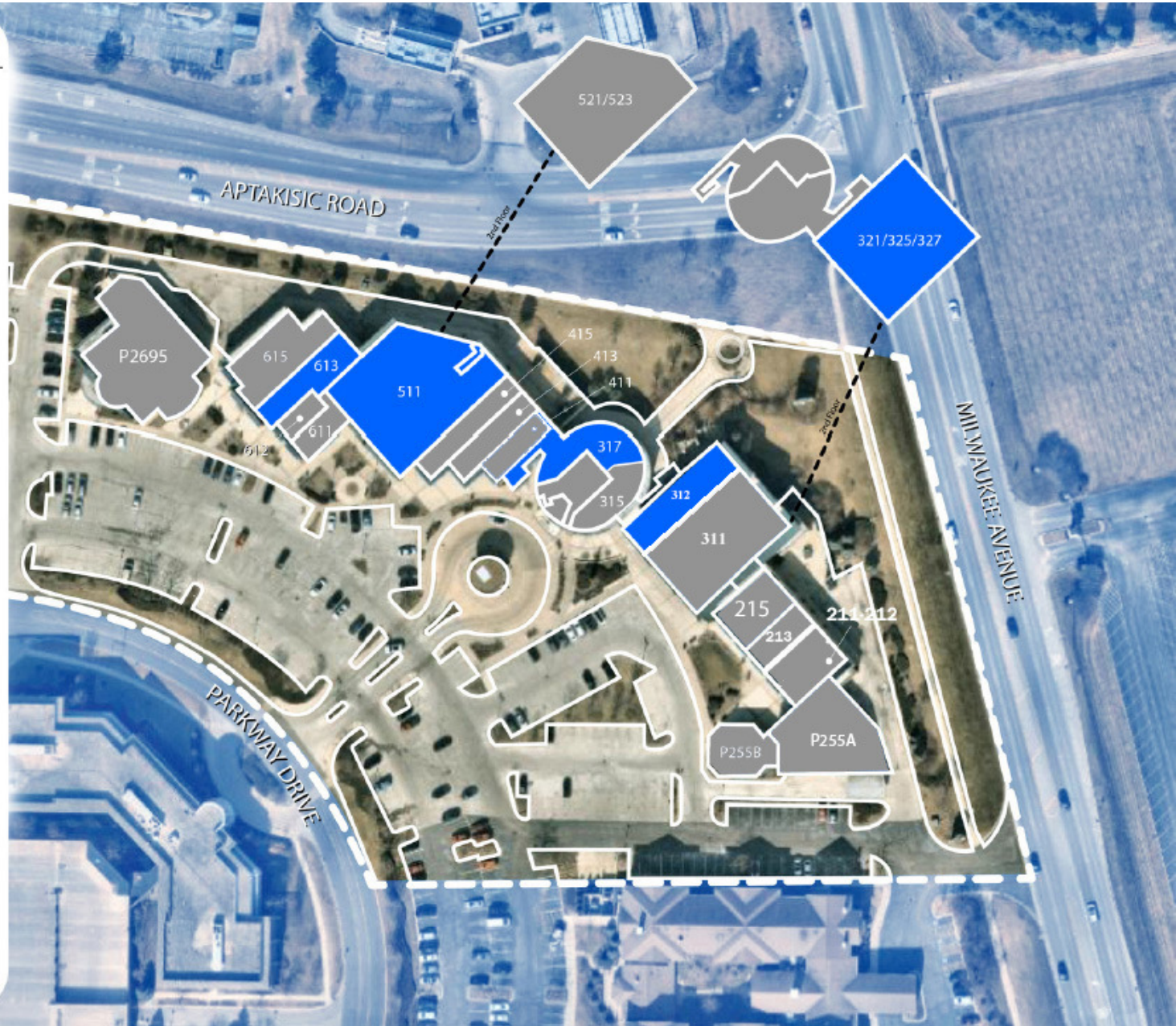
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# FOR LEASE | 255-295 PARKWAY DRIVE

## SITE PLAN

| Unit #            | SF     | ProRata % | Tenant                  |
|-------------------|--------|-----------|-------------------------|
| P255 A, 211 & 212 | 2,420  | 3.09      | Advocate Health         |
| P255B             | 1,629  | 2.08      | Good Sushi              |
| 213               | 1,380  | 1.76      | Get it Straight         |
| 215               | 2,036  | 2.60      | Alloy Personal Training |
| 311               | 6,800  | 10.77     | Flambe India            |
| 312               | 3,000  | 4.75      | VACANT                  |
| 315               | 2,000  | 2.55      | Liquid Fusion           |
| 317               | 2,350  | 3.00      | VACANT                  |
| 321/325/327       | 15,500 | 19.80     | VACANT                  |
| 411               | 1,300  | 1.66      | New Way Barber Shop     |
| 413               | 1,750  | 2.24      | Chipy Café              |
| 415               | 1,950  | 2.49      | Eyese Optical           |
| 511               | 8,890  | 11.36     | VACANT                  |
| 521/523           | 9,319  | 11.90     | Advanced Dermatology    |
| 611               | 1,200  | 1.53      | LeBeau Nails & Spa      |
| 612               | 800    | 1.02      | SkinFo                  |
| 613               | 2,300  | 2.94      | VACANT                  |
| 615               | 3,634  | 4.64      | FedEx Branch #1058      |
| P2695             | 6,528  | 8.34      | Tomahawk BBQ Steakhouse |



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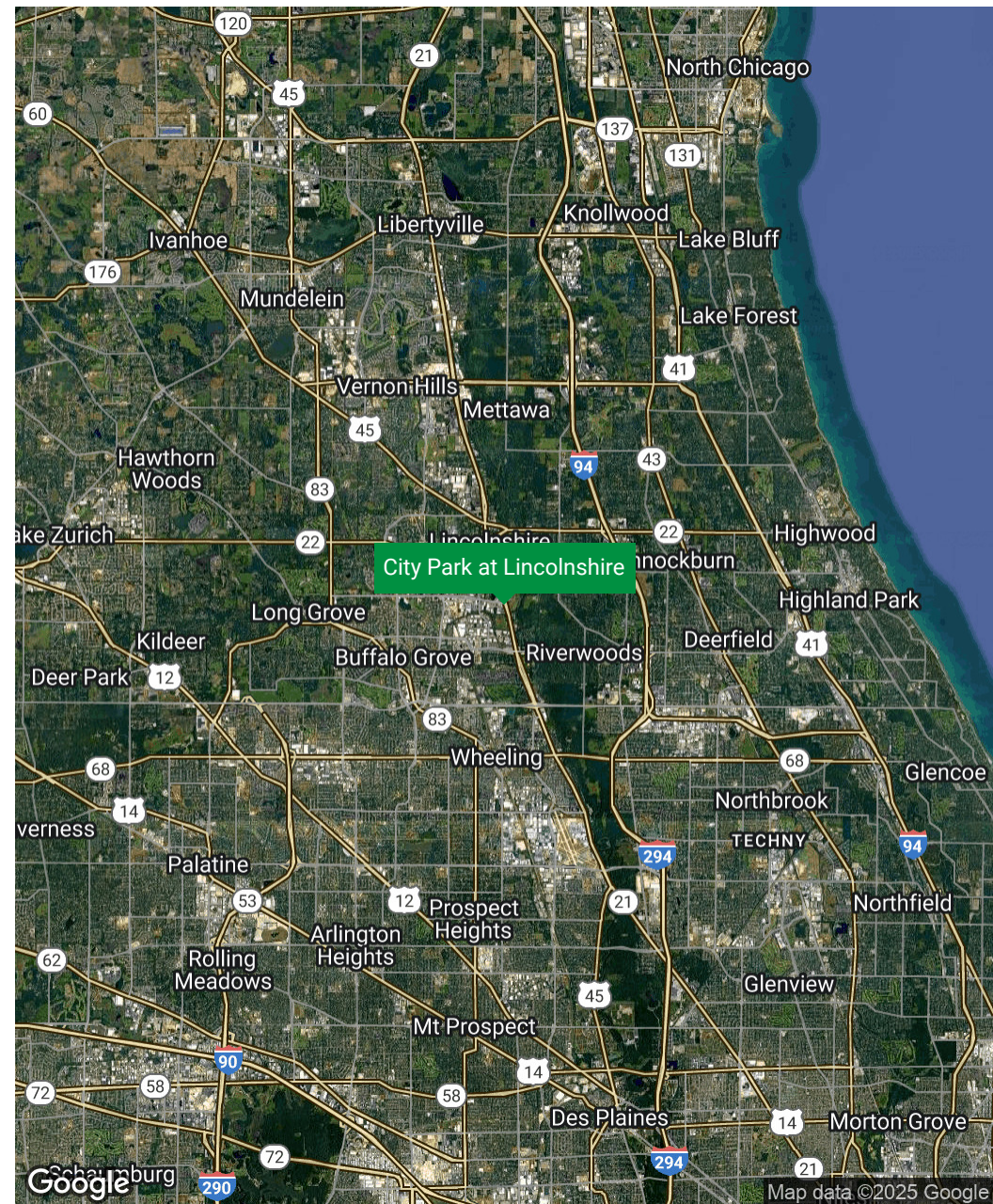
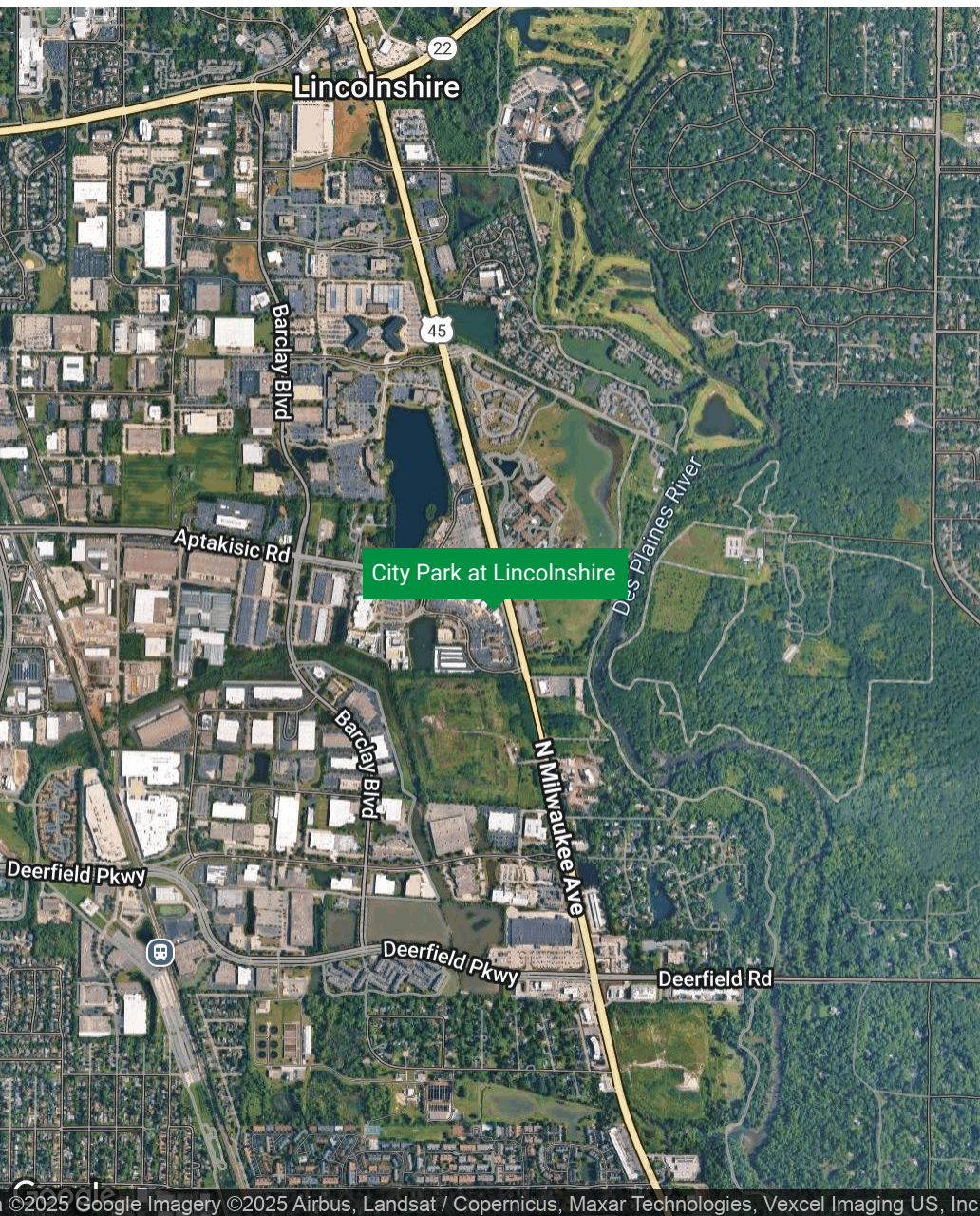
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LOCATION MAP



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### Location Description

City Park at Lincolnshire is located at the SWC of the signalized intersection at Aptakisic Road & Milwaukee Avenue in Lincolnshire, Illinois. Lincolnshire is an affluent suburb located approximately 26-miles north of Chicago. Lincolnshire became incorporated in 1957 and experienced an aggressive era of expansion in the 90's leading to the construction of City Park at Lincolnshire along with the Lincolnshire Commons and Lincolnshire Corporate Center. Lincolnshire, a part of Lake County, is in an extremely dense area with a population of over 180,000 within a five (5) mile radius. Additionally, Lincolnshire is home to the award-winning public Adlai E. Stevenson High School. Many global corporations are in Lincolnshire including Aon Hewitt, Zebra Technologies, CDW, and Sysmex, generating a daytime population of over 20,000.

The Center is located along the west side of Milwaukee Avenue, providing visibility and exposure to over 35,000 VPD. Milwaukee Avenue is a major north/south thoroughfare in the Northern Suburbs and features a mix of both retail and higher end office space in the immediate area. In recent years, Milwaukee Avenue has undergone major development within close proximity to City Park, specifically at the corner of Deerfield Road & Milwaukee Avenue, including Woodman's Food Market, CubeSmart Self Storage, and a multi-tenant retail center featuring tenants Starbucks, Potbelly, Mod Pizza, Panera Bread and T-Mobile. Additionally, there has been recent development just steps away from City Park including 444 Social, a luxurious, high-end apartment complex built in 2019 with over 300 units.

Neighboring retailers to City Park include Regal Lincolnshire & IMAX, Par-King, DSW, USPS, AT&T, Orange Theory Fitness, Big Bowl, Wildfire, Walker Brothers, Fleming's, Naf Naf Grill, Chipotle, Cheesecake Factory, Noodles & Company, and Jimmy Johns, among many others.

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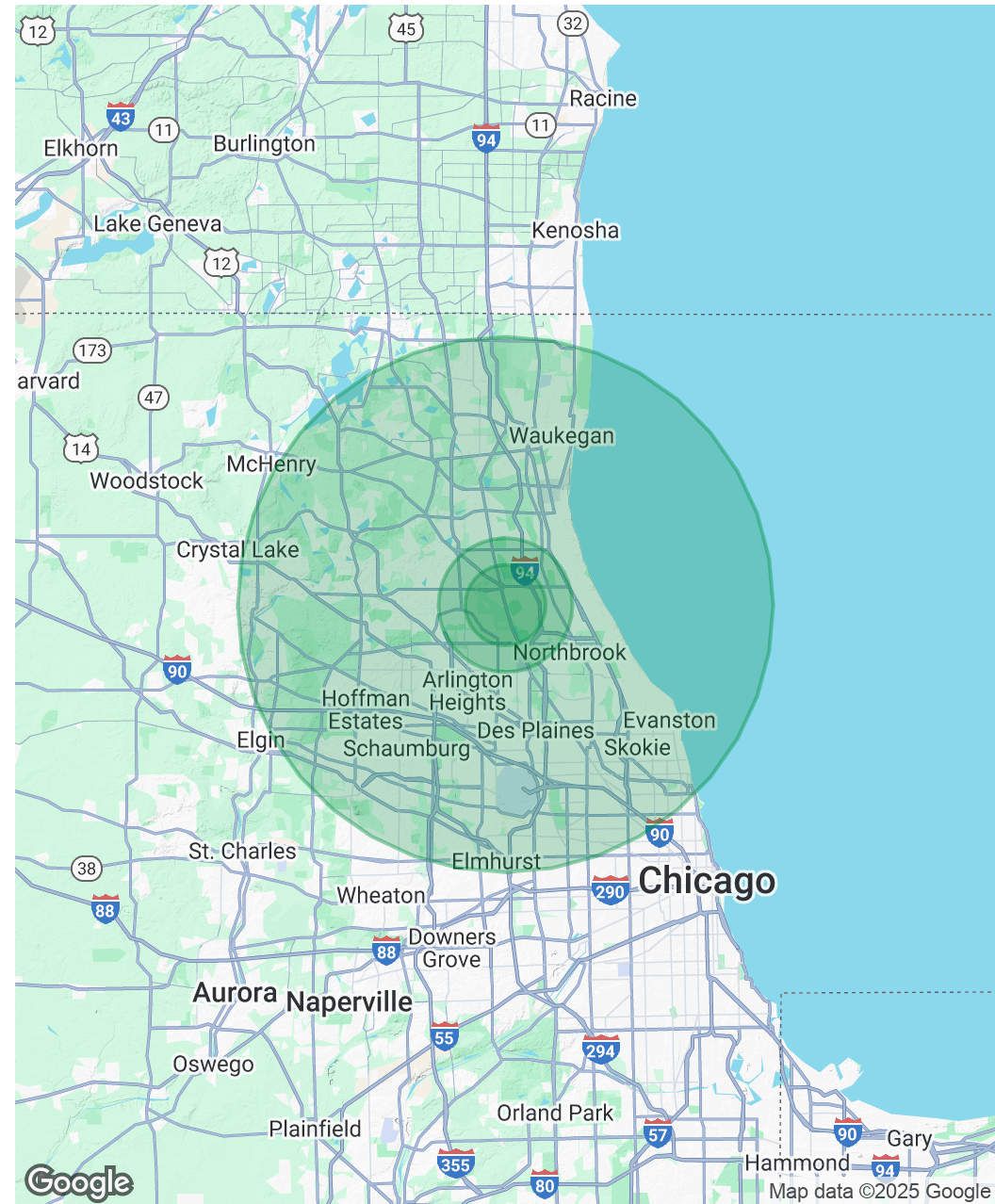


| Population           | 3 Miles | 5 Miles | 20 Miles  |
|----------------------|---------|---------|-----------|
| Total Population     | 60,000  | 182,703 | 2,902,672 |
| Average Age          | 41.4    | 40.7    | 38.7      |
| Average Age (Male)   | 39.9    | 39.1    | 37.3      |
| Average Age (Female) | 42.6    | 42.0    | 40.0      |

| Households & Income | 3 Miles   | 5 Miles   | 20 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 22,954    | 68,741    | 1,055,998 |
| # of Persons per HH | 2.6       | 2.7       | 2.7       |
| Average HH Income   | \$115,607 | \$115,971 | \$96,298  |
| Average House Value | \$449,739 | \$448,440 | \$388,781 |

| Race              | 3 Miles | 5 Miles | 20 Miles |
|-------------------|---------|---------|----------|
| % White           | 77.8%   | 81.5%   | 75.8%    |
| % Black           | 1.1%    | 1.2%    | 4.0%     |
| % Asian           | 14.4%   | 11.4%   | 9.7%     |
| % Hawaiian        | 0.0%    | 0.0%    | 0.0%     |
| % American Indian | 0.3%    | 0.2%    | 0.2%     |
| % Other           | 4.6%    | 4.2%    | 8.3%     |

\* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



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